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MISSION BAY NORTH AND MISSION BAY SOUTH MITIGATION STATUS REPORT

Block 38

Mitigation Measures	Mitigation Response	SFRA RA	Responsible (Other)	Mitigation Schedule	Implementation Procedures	Is Measure Applicable?	Implementation Status/Verification	RBF Review Date	Approval Date	Implementation	Name Phone/E-mail
Major Phase											
D.03 ARCHAEOLOGICAL RESOURCES											
<p>D.03. Retain the services of an archaeologist, because of the strong possibility of encountering the remains of cultural or historic artifacts or features in the six historic resources areas. The Environmental Review Officer (ERO) in consultation with the President of the Landmarks Preservation Advisory Board (LPAB) and the archaeologist would determine: 1) whether the archaeologist should instruct all excavation and foundation crews on the project site of the potential for discovery of historic archaeological deposits and artifacts, and the procedures to be followed if such materials are uncovered; and 2) prior to the commencement of foundation excavation, a program of archaeological testing.</p> <p>Retain a qualified historic archaeologist to supervise a pre-foundation excavation testing program for each phase of Project Area development or each construction site, as appropriate, using a series of mechanical, exploratory borings or other testing methods determined by the archaeologist to be appropriate. A qualified historical archaeologist would supervise the testing in the six historic resource areas to determine the probability of finding cultural and historical remains. At the completion of the archaeological testing program, the archaeologist would submit a written report first and directly to the ERO and the President of the LPAB, with a copy to the project sponsor, which describes the findings, assesses their significance and proposes appropriate recommendations for any additional procedures necessary for the mitigation of adverse impacts to cultural resources determined to be significant.</p> <p>Retain a certified archaeologist to supervise a program of on-site monitoring during site excavation in the six historic resource areas, following site clearance and pre-excavation testing.</p> <p>The certified archaeologist would record observations in a permanent log. Should cultural or historic artifacts be found following commencement of excavation activities, the archaeologist would assess the significance of the find, and immediately report to the ERO and the President of LPAB.</p> <p>Upon receiving the advice of the consultant and the LPAB, the ERO would recommend specific mitigation measures, if necessary. The monitoring program, whether or not there are finds of significance, would result in a written report to be submitted first and directly to the ERO and the President of the LPAB, with a copy to the project sponsor.</p> <p>Suspend excavation or construction activities which might damage discovered cultural resources for a total maximum of four weeks over the course of construction at each site to permit inspection, recommendation and retrieval, if appropriate.</p> <p>Implement an appropriate security program to prevent looting or destruction, if cultural resources of potential significance are discovered. Any discovered cultural artifact assessed as significant by the archaeologist upon concurrence by the ERO and the President of the LPAB would be placed in a repository designated for such materials or possibly exhibited in a public display. Following approval of the archaeological testing and monitoring program reports by the ERO and the President of LPAB, a final report would be sent to the California Archaeological Site Survey Office at Sonoma State University, the Foundation for San Francisco's Architectural Heritage and the State Office of Historic Preservation. The Office of Environmental Review would receive three final copies of the final archaeological findings report. Archaeological testing could be coordinated with other site investigations for geotechnical and toxic waste purposes.</p>	Owner, other developers	R.A.	Planning Department, ERO; LPAB President	Prior to excavation; ongoing activities and reporting as required by measure. An archaeological work plan including pre-excavation testing will be required to be submitted as part of Project Schematic Design submittal and approved as part of Project Schematic Design approval.	Submit Archaeological Work Plan as part of Project Schematic Design submittal. Work Plan to be approved as part of Project Schematic Design approval.					Pending Application Submittal	

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Major Phase											
D.06 UNKNOWN ARCHAEOLOGICAL REMAINS											
D.06. The entire Mission Bay Project Area has at least some sensitivity for the presence of unknown archaeological remains. Prehistoric cultural deposits could be encountered in three identified areas and unknown historical features, artifact caches and debris areas could be located anywhere in the Project Area. Follow procedures for instructing excavation crews, notifying the ERO and President of the LPAB, and developing recovery measures, as described in Measure D.03, above. In addition, in the event that prehistoric archaeological deposits are discovered, consult local Native American organizations. Dialogue with the ERO, LPAB and the archaeological consultant would take place in developing acceptable archaeological testing & excavation procedures, particularly in regard to the disposition of cultural materials and Native American burials.	Owner, other developers	R.A.	Planning Department, ERO; LPAB President	Prior to excavation; ongoing implementation as required by measure	Prior to preparation of the work plan consultant shall consult with ERO and LPAB to develop a testing and excavation procedures.					Pending Application Submittal	
(Condition Major Plan Accordingly to require on individual building sites or potential for single coordinated program for Block)											
E.47 TRANSPORTATION SYSTEM MANAGEMENT (TSM) PLAN											
E.47a. Shuttle Bus System	Owner (TMA)	R.A.	DPT; PTC	As identified by TMA; ongoing review with Agency	See implementation procedures identified for Mitigation Measure E.47.					A conceptual TSM and strategic plan was prepared and subsequently approved on May 4, 1999. Implementation of the specific measures within the Conceptual TSM may be applied to individual sites as determined by the TMA.	
Operate shuttle bus service between Mission Bay and regional transit stops in San Francisco (e.g., BART, Caltrain, Ferry Terminal, Transbay Transit Terminal), and specific gathering points in major San Francisco residential neighborhoods (e.g., Richmond and Mission Districts).											
E.47b. Transit Pass Sales	Owner (TMA); other developers	R.A.		As identified by TMA; ongoing review with Agency	See implementation procedures identified for Mitigation Measure E.47.					See Implementation on Notes for E.47a.	
Sell transit passes in neighborhood retail stores and commercial buildings in the Project Area.											
E.47c. Employee Transportation Subsidies	Owner (TMA); major employers	R.A.	DPT; PTC	As identified by TMA; ongoing review with Agency	See implementation procedures identified for Mitigation Measure E.47.					See Implementation on Notes for E.47a.	
Provide a system of employee transportation subsidies for major employers.											

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E.47e. Secure Bicycle Parking Provide secure bicycle parking areas in parking garages of residential buildings, office buildings, and research and development facilities. Provide secure bicycle parking areas by 1) constructing secure bicycle parking at a ratio of 1 bicycle parking space for every 20 automobile parking spaces, and 2) carrying out an annual survey program during project development to establish trends in bicycle use and to estimate demand for secure bicycle parking and for sidewalk bicycle racks, increasing the number of secure bicycle parking spaces or racks either in new buildings or in existing automobile parking facilities to meet the estimated demand. Provide secure bicycle racks throughout Mission Bay for the use of visitors.	Owner (TMA), other developers	R.A.		As identified by TMA; ongoing review with Agency	See implementation procedures identified for Mitigation Measure E.47.					See Implementation on Notes for E.47a.	
E.47f. Appropriate Street Lighting. Ensure that sidewalks in Mission Bay are sufficiently lit to provide pedestrians and bicyclists with a greater sense of safety, and thereby encourage Mission Bay employees, visitors, and residents to walk and bicycle to and from Mission Bay.	Owner (TMA)	R.A.		As identified by TMA; ongoing review with Agency	See implementation procedures identified for Mitigation Measure E.47.					See Implementation on Notes for E.47a.	
E.47g. Transit, Pedestrian and Bicycle Route Information Provide maps of the local and citywide pedestrian and bicycle routes with transit maps and information on kiosks throughout the Project Area to promote multi-modal travel.	PTC, DPW to provide in connection with transit shelters and other transit signage		PTC; DPW	In conjunction with transit shelter and signage plans	See implementation procedures identified for Mitigation Measure E.47.					See Implementation on Notes for E.47a.	
E.47h. Parking Management Guidelines Establish parking management guidelines for the private operators of parking facilities in the Project Area.	Owner (TMA)	R.A.		As identified by TMA; ongoing review with Agency	See implementation procedures identified for Mitigation Measure E.47.					See Implementation on Notes for E.47a.	
E.47i. Flexible Work Time/Telecommuting Where feasible, offer employees in the Project Area the opportunity to work on flexible schedules and/or telecommute so they could avoid peak hour traffic conditions.	Owner (TMA); other major employers	R.A.		As warranted by development; ongoing review with Agency	See implementation procedures identified for Mitigation Measure E.47.					See Implementation on Notes for E.47a.	
E.49 FERRY SERVICE											
E.49. Ferry Service Make a good faith effort to assist the Port of San Francisco and others in ongoing studies of the feasibility of expanding regional ferry service. Make good faith efforts to assist in implementing feasible study recommendations.	Owner (TMA)	R.A.	Port	As identified by TMA; ongoing review with Agency	See implementation procedures identified for Mitigation Measure E.47.					Pending Application Submittal	

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Major Phase												
F.05 DRY CLEANING FACILITIES												
F.05. Prohibit dry cleaning facilities that conduct on-site dry cleaning operations in residential areas within the Project Area. For any dry cleaning operations with the Project Area, require vapor barriers in their design and construct so as to reduce exposure to perchloroethylene and any other toxic air contaminants handled at the facility.	Owner, other developers; Redevelopment Agency	R.A.	DPH; BAAQMD	Implement as part of Project-level review	<ol style="list-style-type: none"> Agency to review project submittal to ensure that dry-cleaning facilities are not proposed within residential areas within the Project Area. For dry-cleaning facilities located within the Project Area (but outside of residential areas), the owner/other developers shall consult with DPH and BAAQMD regarding any vapor barrier requirements. DPH and BAAQMD to impose these requirements during review of project plans. DPH to inspect structures to ensure compliance with mitigation measure. 						Pending Application Submittal	
F.06 CHILD-CARE BUFFER ZONES												
F.06. Require preschool and childcare centers to notify BAAQMD and the San Francisco Department of Public Health regarding the locations of their operations, and require these centers to consult with these agencies regarding existing and possible future stationary and mobile sources of toxic air contaminants. The purpose of these consultations is to obtain information so that preschool and childcare centers can be located to minimize potential impacts from toxic air contaminants emissions sources.	Owner, other developers	R.A.	BAAQMD; DPH	Implement as part of Project-level review	<ol style="list-style-type: none"> See Mitigation Measure F.06 for obtaining specific implementation procedures. Agency to require evidence of consultation with BAAQMD and SFDPH prior to project approval. 						Pending Application Submittal	
H.03 COMPREHENSIVE PREPAREDNESS AND RESPONSE PLAN												
H.03b. In addition to the Project Area-wide plan, require each building or complex in the Project Area to prepare an emergency response plan. Each plan would be the responsibility of the owner(s) of each building or complex, and would be reviewed by the City periodically to ensure it is kept up to date.	Owner, other developers	R.A.	Office of Emergency Services (OES)	Include in Project-level response plan; update as necessary	Submit Plan prior to issuance building Certificate of Occupancy.						Pending Application Submittal	

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Major Phase											
H.05 NEW FIRE STATION											
H.05. At the time the San Francisco Fire Department determines the population or building density is high enough to warrant it, provide a new fire station in Mission Bay South to reduce the effects of limited emergency access to and from the site following a major earthquake.	City; Fire Department; Owner as allocated in South Infrastructure Plan City; Fire Department; Owner as allocated in South Infrastructure Plan	R.A.	Fire Department	Owner Obligation to transfer site and make available certain funds and City obligation to fund the balance and construct as provided in South Owner Participation Agreement and Infrastructure Plan.	1. As allocated in the South Infrastructure Plan, Owner to transfer site to City. 2. City to partially compensate Owner as indicated in the OPA and infrastructure plan. 3. Fire Department to construct Fire Station in Mission Bay South to reduce effects of limited emergency access.					See Compliance Notes for E.47.	
J.02 SITE SPECIFIC RISK EVALUATION											
J.02. Carry out a site-specific risk evaluation for each site in a non-residential area proposed to be used for a public school or child care facility; submit to RWQCB for review and approval. If cancer risks exceed 1 x 10 ⁻⁵ and/or non-cancer risk exceeds a Hazard Index of 1, carry out remediation designed to reduce risks to meet these standards or select another site that is shown to meet these standards.	Owner, other developers Owner, other developers	R.A.	RWQCB; DBI; DPH; SFUSD	RWQCB to review prior to site work	1. DBI to require risk evaluation during specific project-level review. 2. Owner/other developers to obtain the services of a qualified consultant to prepare the risk evaluation and submit to RWQCB and DPH for review and approval. 3. DBI to review RWQCB/DPH's recommendations and require modifications to project plans if necessary as established by the mitigation measure. 4. RWQCB to review RWQCB/DPH recommendations and owner/other developers response to recommendations and/or project-level modifications. 5. Owner/other developers to implement project with modifications. 6. DBI to inspect project structures to ensure compliance with the mitigation measure.						

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Major Phase											
M.06 CONSTRUCT NEW FIRE STATION AND PROVIDE NEW ENGINE COMPANY											
M.06a. Construct New Fire Station Construct or pay for the construction of a new fire station in the Mission Bay South Redevelopment Area to house equipment and personnel serving the Project Area south of China Basin Channel, either in a new building or in the vacant Fire Station No. 30 after rehabilitation and expansion of that building. The San Francisco Fire Department shall review each proposed development phase to determine when land for the new fire station shall be transferred and when planning and design for the fire station shall be initiated.	City; Fire Department; Owner	R.A.	City; Fire Department	Owner obligation to transfer site and make available certain funds and City obligation to fund the balance and construct as provided in South Owner Participation Agreement and Infrastructure Plan	<ol style="list-style-type: none"> 1. City to establish meetings with the owner and Fire Department to determine when the threshold for a new station in the Mission Bay South Redevelopment Area has been met. 2. Fire Department to locate site for new Fire Station. 3. Owner to transfer site and make available certain funds. 4. City to fund the balance as provided in the South OPA and Infrastructure plan. 5. City to construct new Fire Station or retrofit old Fire Station no. 30. 					Timing of implementation triggered by City Fire Department review of cumulative development.	
M.06b. Provide New Engine Company Provide or pay for the provision of an engine company and associated Fire Department personnel and equipment, and a truck company and associated personnel and equipment, to serve the Project Area south of China Basin Channel. The San Francisco Fire Department shall review each proposed development phase to determine when the engine company and truck company and related personnel and equipment shall be provided.	City	R.A.	Fire Department	In conjunction with construction of fire station	<ol style="list-style-type: none"> 1. City to consult with the Fire Department on what equipment and personnel is needed. 2. City to provide equipment and personnel as negotiated with Fire Department. 					Timing of implementation triggered by City Fire Department review of cumulative development.	

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Tentative Map											
E.23 FOURTH STREET											
E.23b. Extend Fourth Street southward, parallel to Third Street, to intersect with Mariposa Street at the existing intersection with Minnesota Street.	Owner	R.A.	DPW; DPT	Provide trip generation calculations and Infrastructure adjacency information; identify any improvements based on cumulative or adjacency thresholds as part of Major Phase and/or Subdivision map review	1. Refer to Infrastructure plan for specific timing and implementation responsibility. 2. DPW or DPT to inspect street segment to ensure modifications were completed.		Phasing and timing of these measures to be determined by Muni prior to approval of the second final subdivision map for any portion of Blocks 26-28.			Pending Application Submittal	
E.25 OWENS STREET											
E.25d. Construct Owens Street between 16th Street and Mariposa Street, providing no on-street parking.	Owner	R.A.	DPW; DPT	Provide trip generation calculations and Infrastructure adjacency information; identify any improvements based on cumulative or adjacency thresholds as part of Major Phase and/or Project-level plan review	1. Refer to Infrastructure plan for specific timing and implementation responsibility. 2. DPW or DPT to inspect street segment to ensure modifications were completed.		Street segment improvement shall be implemented 12,200 PM Peak Hour Trips are produced.			Pending Application Submittal	

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Tentative Map											
H.07 CORROSIVITY											
H.07. Test soils for sulfate and chloride content. If necessary, use admixtures in concrete so it would not be susceptible to attack by sulfates, and/or use coated metal pipes so that pipes would be more resistant to corrosion by chlorides.	Owner, other developers		DPW; DBI	Include in relevant Infrastructure Improvement plans	<ol style="list-style-type: none"> 1. In conjunction with building permit review applicant shall submit a soils report which analyzes soil for sulfate and chloride content. 2. DPW in consultation with DBI to require testing prior to issuance of building or site permits. 3. Owner/other developers to retain services of a geotechnical consultant to test soils. 4. Consultant prepares report of results. 5. Owner/other developers to submit report to DPW and DBI for review. 6. DBI to impose building material modifications as necessary to reduce impacts of corrosivity during project review and approval. 7. Owner/other developers to construct project with required building material modifications. 8. DPW or DBI to inspect buildings to ensure compliance with mitigation measure. 					Pending Application Submittal	

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Tentative Map											
K.01 STORMWATER POLLUTION PREVENTION PROGRAM (SWPPP)											
K.01a. Minimize dust during demolition, grading, and construction by lightly spraying exposed soil on a regular basis.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.01.					A Conceptual SWPPP was prepared and completed by California Soil & Environmental Consultants Inc. on November 1999. Implementation of the specific measures within the plan may be applied to individual sites as determined by the PUC.	
K.01b. Minimize wind and water erosion on temporary soil stockpiles by spraying with water during dry weather and covering with plastic sheeting or other similar material during the rainy season (November to April).	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.01.					See Implementation on Notes for K.01a.	
K.01c. Minimize the area and length of time during which the site is cleared and graded.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.01.					See Implementation on Notes for K.01a.	

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K.01d. Prevent the release of construction pollutants such as cement, mortar, paints and solvents, fuel and lubricating oils, pesticides, and herbicides by storing such materials in a bermed, or otherwise secured, area.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.01.					See Implementation on Notes for K.01a.	
K.01e. As needed, install filter fences around the perimeter of the construction site to prevent off-site sediment discharge. Prior to grading the bank slopes of China Basin Channel for the proposed channel-edge treatments, install silt or filter fences to slow water and remove sediment. As needed, properly trench and anchor in the silt or filter fences so that they stand up to the forces of tidal fluctuation and wave action, and do not allow sediment-laden water to escape underneath them.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.01.					See Implementation on Notes for K.01a.	
K.01f. Follow design and construction standards found in the Manual of Standards for Erosion and Sediment Control Measures for placement of riprap and stone size.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.01.					See Implementation on Notes for K.01a.	
K.01g. Install and maintain sediment and oil and grease traps in local stormwater intakes during the construction period, or otherwise properly control oil and grease discharges.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.01.					See Implementation on Notes for K.01a.	
K.01h. Clean wheels and cover loads of trucks carrying excavated soils before they leave the construction site.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.01.					See Implementation on Notes for K.01a.	

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K.011. Implement a hazardous material spill prevention, control, and clean-up program for the construction period. As needed, the program would include measures such as constructing swales and barriers that would direct any potential spills away from the Channel and the Bay and into containment basins to prevent the movement of any materials from the construction site into water.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.01.					See Implementation on Notes for K.01a.	
K.03 SEWER IMPROVEMENT DESIGN											
K.03. Design and construct sewer improvements such that potential flows to the City's combined sewer system from the project do not contribute to an increase in the annual overflow volume as projected by the Bayside Planning Model by providing increased storage in oversized pipes, centralized storage facilities, smaller dispersed storage facilities, or detention basins, or through other means to reduce or delay stormwater discharges to the City system.	Subject to regulatory approvals, owner, other developers		Agency; DPW; SFPUC	Submit as part of subdivision improvement plans	<ol style="list-style-type: none"> 1. Owner/other developers to prepare sewer improvement plan in consultation with SFPUC. 2. Owner/other developers to submit sewer improvement plan with SFPUC approval as part of subdivision improvement plans for Agency and DPW review. 3. Agency and DPW to approve plans. 4. Owner/other developers to construct sewer improvements. 5. DPW to inspect improvements to ensure compliance with mitigation measure. 					Pending Application Submittal	
K.04 ALTERNATIVE TECHNOLOGIES TO IMPROVE STORMWATER DISCHARGE QUALITY											
K.04. Implement alternative technologies or use other means to reduce settleable solids and floatable materials in stormwater discharges to China Basin Channel to levels equivalent to, or better than City-treated combined sewer overflows. Such alternative technologies could include one or more of the following: biofilter system, vortex sediment system, catch basin filters, and/or additional source control measures to remove particulates from streets and parking lots.	Subject to regulatory approvals, owner, other developers		Agency; DPW; SFPUC	Submit as part of subdivision improvement plans	<ol style="list-style-type: none"> 1. Owner/other developers to decide on an alternative technology in consultation with SFPUC. 2. Owner/other developers to include alternative technology with SFPUC approval in subdivision improvement plans for Agency and DPW review. 3. Agency and DPW to approve plans. 4. Owner/other developers to construct improvements. 5. DPW to inspect improvements to ensure compliance with mitigation measure. 					Pending Application Submittal	

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Tentative Map											
K.06 STRUCTURE PLACEMENT AND DESIGN TO MINIMIZE DANGERS OF FLOODING											
K.06. Structures in the Project Area should be designed and located in such a way to assure the reasonable safety of structures and shoreline protective devices built in the Bay or in low-lying shoreline areas from the dangers of tidal flooding, including consideration of a rise in relative sea level. Detailed construction specifications to mitigate against impacts of a sea-level rise, however, would require specific flood protection engineering and building analysis by a licensed engineer where structures are proposed below a 99-foot elevation (Mission Bay Datum). Measures include:	Owner, other developers		DBI; DPW	Submit as part of subdivision improvement plans; check elevation as part of Tentative Map review	<ol style="list-style-type: none"> 1. Owner/other developers to include modifications required by mitigation measure to project site plan and submit plan for review by DBI and DPW. 2. DPI and DPW to review and approve modified site plan. 3. Owner/other developers to construct project with modifications. 4. DBI or DPW to inspect structures to ensure compliance with mitigation measure. 					Pending Application Submittal	
K.06a. Setback from the water's edge	Owner, other developers Owner, other developers		DBI; DPW	Submit as part of site permit review; check elevation as part of Tentative Map review	<ol style="list-style-type: none"> 1. See implementation procedures identified for Mitigation Measure K.06. 2. DPI and DPW to review and approve modified site plan. 3. Owner/other developers to construct project with modifications. 4. DBI or DPW to inspect structures to ensure compliance with mitigation measure. 					Pending Application Submittal	
K.06b. Install seawalls, dikes, and/or berms during construction of infrastructure	Owner, other developers		DBI; DPW	Submit as part of site permit review; check elevation as part of Tentative Map review	<ol style="list-style-type: none"> 1. See implementation procedures identified for Mitigation Measure K.06. 					Pending Application Submittal	
K.06c. Provide for dewatering basements	Owner, other developers		DBI; DPW	Submit as part of site permit review; check elevation as part of Tentative Map review	<ol style="list-style-type: none"> 1. See implementation procedures identified for Mitigation Measure K.06. 					Pending Application Submittal	
K.06d. Construct streets and sidewalks above existing grades by reducing the amount of excavation for utilities or basements	Owner, other developers		DBI; DPW	Submit as part of site permit review; check elevation as part of Tentative Map review	<ol style="list-style-type: none"> 1. See implementation procedures identified for Mitigation Measure K.06. 					Pending Application Submittal	

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Tentative Map											
K.06e. Use topsoil to raise the level of public open spaces	Owner, other developers		DBI; DPW	Submit as part of site permit review; check elevation as part of Tentative Map review	See implementation procedures identified for Mitigation Measure K.06.					Pending Application Submittal	
K.06f. Use half-basements and partially depressed garage levels to minimize excavation	Owner, other developers		DBI; DPW	Submit as part of site permit review; check elevation as part of Tentative Map review	See implementation procedures identified for Mitigation Measure K.06.					Pending Application Submittal	
M.03 EXTEND AUXILIARY WATER SUPPLY SYSTEM											
M.03. Extend the Auxiliary Water Supply System (High-Pressure System) through the interior of the Project Area. The routing, design and implementation of the AWSS extensions shall be determined by the Fire Department and the Department of Public Works.	Owner	R.A.	DPW	Include in site permit plans	<ol style="list-style-type: none"> 1. See mitigation measure for obtaining specific implementation procedures. 2. DPW and Fire Department to review the routing, design and implementation of the AWSS during the site permit process. 3. DPW to inspect the project area after project construction to ensure compliance with mitigation measure. 						
M.04 SEWERS AND WASTEWATER TREATMENT											
M.04. Construct a fence around any interim surface detention basins.	Owner	R.A.	DPW During construction and operation of basins	During construction and operations of basins	<ol style="list-style-type: none"> 1. DPW to impose requirement of mitigation measure as part of project-level and/or site permit approval. 2. Owner to construct project according to requirements. 3. DPW to inspect site to ensure compliance with mitigation measure. 					Pending Application Submittal	
M.05 STORMWATER RUNOFF CONTROL AND DRAINAGE											
M.05. Drain stormwater runoff (up to a 5-year event) from newly constructed buildings and permanently covered surfaces in the Bay Basin into the City's combined sewer system until installation of a permanent sewer system.	Owner	R.A.	DPW	Include in subdivision improvement plans	<ol style="list-style-type: none"> 1. DPW to impose requirement of mitigation measure as part of project-level and/or site permit approval. 2. Owner to construct project according to requirements. 3. DPW to inspect site to ensure compliance with mitigation measure. 					Pending Application Submittal	

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Project Level Review											
D.01 LIGHTING AND GLARE											
D.01. Design parking structure lighting to minimize off-site glare. The design could include 45-degree cutoff angles on light fixtures to focus light within the site, and specifications that spill lighting from parking areas would be 0.25 foot-candle or less at 5 feet from the property line of the parking areas. Applies to individual sites within the Project Area.	Owner, other developers	R.A.	DBI	Submit design specifications as part of plan review and site permit processes	<ol style="list-style-type: none"> 1. Owner/other developers to submit draft lighting plan to DBI during plan review. 2. DBI to review draft lighting plan and provide comments/proposed revisions to owner/other developers. 3. Owner/other developers to revise plans accordingly and submit final lighting plan for DBI review and approval. 4. Owner/other developers to construct project structures and implement lighting plan. 5. DBI to inspect project structures and lighting for light and glare impacts. 					Pending Application Submittal	

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Project Level Review											
D.03 ARCHAEOLOGICAL RESOURCES											
<p>D.03. Retain the services of an archaeologist, because of the strong possibility of encountering the remains of cultural or historic artifacts or features in the six historic resources areas. The Environmental Review Officer (ERO) in consultation with the President of the Landmarks Preservation Advisory Board (LPAB) and the archaeologist would determine: 1) whether the archaeologist should instruct all excavation and foundation crews on the project site of the potential for discovery of historic archaeological deposits and artifacts, and the procedures to be followed if such materials are uncovered; and 2) prior to the commencement of foundation excavation, a program of archaeological testing.</p> <p>Retain a qualified historic archaeologist to supervise a pre-foundation excavation testing program for each phase of Project Area development or each construction site, as appropriate, using a series of mechanical, exploratory borings or other testing methods determined by the archaeologist to be appropriate. A qualified historical archaeologist would supervise the testing in the six historic resource areas to determine the probability of finding cultural and historical remains. At the completion of the archaeological testing program, the archaeologist would submit a written report first and directly to the ERO and the President of the LPAB, with a copy to the project sponsor, which describes the findings, assesses their significance and proposes appropriate recommendations for any additional procedures necessary for the mitigation of adverse impacts to cultural resources determined to be significant.</p> <p>Retain a certified archaeologist to supervise a program of on-site monitoring during site excavation in the six historic resource areas, following site clearance and pre-excavation testing.</p> <p>The certified archaeologist would record observations in a permanent log. Should cultural or historic artifacts be found following commencement of excavation activities, the archaeologist would assess the significance of the find, and immediately report to the ERO and the President of LPAB.</p> <p>Upon receiving the advice of the consultant and the LPAB, the ERO would recommend specific mitigation measures, if necessary. The monitoring program, whether or not there are finds of significance, would result in a written report to be submitted first and directly to the ERO and the President of the LPAB, with a copy to the project sponsor.</p> <p>Suspend excavation or construction activities which might damage discovered cultural resources for a total maximum of four weeks over the course of construction at each site to permit inspection, recommendation and retrieval, if appropriate.</p> <p>Implement an appropriate security program to prevent looting or destruction, if cultural resources of potential significance are discovered. Any discovered cultural artifact assessed as significant by the archaeologist upon concurrence by the ERO and the President of the LPAB would be placed in a repository designated for such materials or possibly exhibited in a public display. Following approval of the archaeological testing and monitoring program reports by the ERO and the President of LPAB, a final report would be sent to the California Archaeological Site Survey Office at Sonoma State University, the Foundation for San Francisco's Architectural Heritage and the State Office of Historic Preservation. The Office of Environmental Review would receive three final copies of the final archaeological findings report. Archaeological testing could be coordinated with other site investigations for geotechnical and toxic waste purposes.</p>	Owner, other developers	R.A.	Planning Department, ERO; LPAB President	Prior to excavation; ongoing activities and reporting as required by measure. An archaeological work plan including pre-excavation testing will be required to be submitted as part of Project Schematic Design submittal and approved as part of Project Schematic Design approval.	Submit Archaeological Work Plan as part of Project Schematic Design submittal. Work Plan to be approved as part of Project Schematic Design approval.					Pending Application Submittal	

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Project Level Review											
D.07 PEDESTRIAN-LEVEL WINDS											
D.07. Require a qualified wind consultant to review specific designs for buildings 100 feet or more in height for potential wind effects. The Redevelopment Agency would conduct wind review of high-rise structures above 100 ft. Wind tunnel testing would also be required unless, upon review by a qualified wind consultant, and with concurrence by the Agency, it is determined that the exposure, massing and orientation of the buildings are such that impacts, based on a 26-mile-per-hour hazard for a single hour of the year criterion, will not occur. The purpose of the wind tunnel studies is to determine design-specific impacts and to provide a basis for design modifications to mitigate these impacts. Projects within Mission Bay, including UCSF, would be require to meet this standard or to mitigate exceedances through building design.	Owner, other developers	R.A.			<ol style="list-style-type: none"> 1. Condition Major Phase to require wind evaluation and provide any required study and documentation of findings as part of Project-level submission. 2. Refer to mitigation measure for obtaining specific implementation procedures. 3. Owner/other developers to submit building design modifications to mitigate pedestrian-level wind impacts to City during project review. 4. Agency to review and approve building design modifications. 5. Owner/other developers to construct buildings implementing design modifications. 6. Agency to inspect buildings and ensure that 26-mile-per-hour wind tunnel hazard for a single hour threshold is not exceeded. 					Pending Application Submittal	

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Project Level Review											
D.08 SHADOWS											
D.08. The Redevelopment Plan documents would require analysis of potential shadows on existing and proposed open spaces during the building design and review process when exceptions to certain standards governing the shape or locations of buildings are requested that would cause over 13% of Mission Creek Park (either North or South), 20% of Bayfront Park, 17% of Triangle Square or 11% of Mission Bay Commons to be in continuous shadow for a period of one hour from March to September between 10:00 a.m. and 4:00 p.m.	Owner, other developers	R.A.		Provide any required documentation as part of Project-level submission	<ol style="list-style-type: none"> 1. Shadow analysis to be required during building design review. 2. Agency to verify via review of the shadow analysis that over 13% of Mission Creek Park (either north or south), 20% of Bayfront Park, 17% of Triangle Square or 11% of Mission Commons are not located in continuous shadow per the standards identified in Mitigation Measure D.07. 3. If through the review of the shadow analysis, the agency determines that the buildings are not in compliance with the standards governing the shape and locations of buildings, the owner /other developers shall modify the building designs and/or location to comply with the appropriate standards, or the Agency shall make findings stating why an exception is appropriate. 4. Agency to inspect project sites to ensure compliance with mitigation measures. 					Pending Application Submittal	
G.01 NOISE REDUCTION IN PILE DRIVING											
G.01. Use noise-reducing pile driving techniques such as pre-drilling pile holes (if feasible, based on soils) to the maximum feasible depth, installing intake and exhaust mufflers on piledriving equipment, vibrating piles into place when feasible, installing shrouds around the piledriving hammer where feasible, and restricting the hours of operation.	Owner, other developers	R.A.	DPW/DBI	Provide information regarding compliance prior to piling driving	<ol style="list-style-type: none"> 1. DPW and DBI to impose mitigation measure requirements during site permit process. 2. Owner/other developers to notify contractor of construction requirements. 3. DPW or DBI to inspect construction activities to ensure compliance with mitigation measure. 					Pending Application Submittal	

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Project Level Review											
K.02 CHANGES IN SANITARY SEWAGE QUALITY											
K.02. In addition to developing and implementing a Stormwater Management Program for the Central/Bay Basin (see Mitigation Measure K.05), participate in the City's existing Water Pollution Prevention Program. Facilitate implementation of the City's Water Pollution Prevention Program by providing and installing wastewater sampling ports in any building anticipated to have a potentially significant discharge of pollutants to the sanitary sewer, as determined by the Water Pollution Prevention Program of the San Francisco Public Utilities Commission's Bureau of Environmental Regulation and Management, and in locations as determined by the Water Pollution Prevention Program.	Owner, other developers		Agency; DPW; SFPUC	Condition as part of Tentative Map	<ol style="list-style-type: none"> 1. During project level review, DPW to consult with SFPUC to determine which sites need installation of wastewater sampling ports. 2. DPW to notify owner/other developers of sites that require ports. 3. Owner/other developers to modify (as may be necessary) project plans to comply with City's Water Pollution Prevention Program. 4. DPW/Agency to review and approve modified project plans. 5. Owner/other developers to construct project according to approved modified plans. 6. DPW to inspect constructed sites to ensure compliance with mitigation measure. 					Pending Application Submittal	
M.02 WATER CONSERVATION IN BUILDINGS AND IRRIGATION											
M.02. Include methods of water conservation in Mission Bay buildings and landscaping. Water Conservation methods include the following:					<ol style="list-style-type: none"> 1. DBI and DPW to impose requirements of mitigation measure as part of site permit approval. 2. Owner/other developers to construct project according to requirements. 3. DBI or DPW to inspect site to ensure compliance with mitigation measure. 					Pending Application Submittal	
M.02a. Install water conserving dishwashers and washing machines in rental apartments and condominiums.	Owner, other developers		DPW; DBI	Include in site permit plans	See implementation measures identified for Mitigation Measure M.2.					Pending Application Submittal	
M.02b. Install water conserving dishwashers and water efficient centralized cooling systems in office buildings.	Owner, other developers		DPW; DBI	Include in site permit plans	See implementation measures identified for Mitigation Measure M.2.					Pending Application Submittal	

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Project Level Review											
M.02c. Incorporate water efficient laboratory techniques in research facilities where feasible.	Owner, other developers		DPW; DBI	Include in site permit plans	See implementation measures identified for Mitigation Measure M.2.					Pending Application Submittal	
M.02d. Provide information to residences and businesses advising methods to conserve water.	Owner, other developers		DPW; DBI	Include in site permit plans	See implementation measures identified for Mitigation Measure M.2.					Pending Application Submittal	
M.02e. Install water conserving irrigation systems (e.g., drip irrigation).	Owner, other developers		DPW; DBI	Include in site permit plans	See implementation measures identified for Mitigation Measure M.2.					Pending Application Submittal	
M.02f. Design landscaping using drought resistant and other low-water use plants.	Owner, other developers		DPW; DBI	Include in site permit plans	See implementation measures identified for Mitigation Measure M.2.					Pending Application Submittal	

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Improvement Plan - Plan Check											
J.01 RISK MANAGEMENT PLAN(S)											
J.011. Post-Development Except where testing demonstrates that native soils meet standards established by the RWQCB as being protective of human health and the aquatic environment, require that upon project completion, all native soils shall be capped, so as to preclude human contact by using buildings, paved surfaces (such as parking lots, sidewalks, or roadways), or fill of a kind and depth approved by the RWQCB.	Owner, Agency, other developers Owner, Agency, other developers	R.A.	RWQCB; DBI; DPW; DPH	As provided in the EIR or in RMPs.	See implementation procedures identified for Mitigation Measure J.01.					See Implementation Notes for J.01a.	
K.01 STORMWATER POLLUTION PREVENTION PROGRAM (SWPPP)											
K.01a. Minimize dust during demolition, grading, and construction by lightly spraying exposed soil on a regular basis.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.01.					A Conceptual SWPPP was prepared and completed by California Soil & Environmental Consultants Inc. on November 1999. Implementation of the specific measures within the plan may be applied to individual sites as determined by the PUC.	
K.01b. Minimize wind and water erosion on temporary soil stockpiles by spraying with water during dry weather and covering with plastic sheeting or other similar material during the rainy season (November to April).	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.01.					See Implementation Notes for K.01a.	
K.01c. Minimize the area and length of time during which the site is cleared and graded.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.01.					See Implementation Notes for K.01a.	

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Improvement Plan - Plan Check											
K.01d. Prevent the release of construction pollutants such as cement, mortar, paints and solvents, fuel and lubricating oils, pesticides, and herbicides by storing such materials in a bermed, or otherwise secured, area.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.01.					See Implementation on Notes for K.01a.	
K.01e. As needed, install filter fences around the perimeter of the construction site to prevent off-site sediment discharge. Prior to grading the bank slopes of China Basin Channel for the proposed channel-edge treatments, install silt or filter fences to slow water and remove sediment. As needed, properly trench and anchor in the silt or filter fences so that they stand up to the forces of tidal fluctuation and wave action, and do not allow sediment-laden water to escape underneath them.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.01.					See Implementation on Notes for K.01a.	
K.01f. Follow design and construction standards found in the Manual of Standards for Erosion and Sediment Control Measures for placement of riprap and stone size.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.01.					See Implementation on Notes for K.01a.	
K.01g. Install and maintain sediment and oil and grease traps in local stormwater intakes during the construction period, or otherwise properly control oil and grease discharges.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.01.					See Implementation on Notes for K.01a.	
K.01h. Clean wheels and cover loads of trucks carrying excavated soils before they leave the construction site.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.01.					See Implementation on Notes for K.01a.	

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Improvement Plan - Plan Check											
K.011. Implement a hazardous material spill prevention, control, and clean-up program for the construction period. As needed, the program would include measures such as constructing swales and barriers that would direct any potential spills away from the Channel and the Bay and into containment basins to prevent the movement of any materials from the construction site into water.	Owner, other developers		DPW; DBI	Condition Tentative Map to require approval of SWPPP. Incorporate into plans and submit as part of Subdivision Improvement Plans approval.	See implementation procedures identified for Mitigation Measure K.01.					See Implementati on Notes for K.01a.	

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Building Site Permit											
D.04 ARCHAEOLOGICAL EXPLORATION PROGRAM											
D.04. Develop archaeological exploration programs, consistent with Measure D.03, above, for pre-identified sensitive historic archaeological areas that should include the following:	Owner, other developers	R.A.	Planning Department, ERO; LPAB President	Prior to excavation; ongoing implementation as required by measure	Prior to the issuance of a building permit/site permit, an Archaeology Work Plan shall be approved which depicts the provisions of these mitigation measures.					Pending Application Submittal	
D.04a. Define specific research parameters and prepare a written study plan in consultation with the ERO and LPAB prior to subsurface exploration, with emphasis on National Register determination of historical signif. and the maximum retrieval of archaeological data.	Owner, other developers	R.A.	Planning Department, ERO; LPAB President	Prior to excavation; ongoing implementation as required by measure	Prior to the issuance of a building permit/site permit, an Archaeology Work Plan shall be approved which depicts the provisions of these mitigation measures.					Pending Application Submittal	
D.04b. Examine large-scale exposure of soil profiles.	Owner, other developers	R.A.	Planning Department, ERO; LPAB President	Ongoing implementation as required by measure	In conjunction with the preparation of the work program this measure of examining large scale soil profiles shall be a part.					Pending Application Submittal	
D.04c. Complete detailed field records, including photographs and drawings, to document subsurface soil profiles, archaeological deposits and integrity of such deposits.	Owner, other developers	R.A.	Planning Department, ERO; LPAB President	Ongoing implementation as required by measure						Pending Application Submittal	
D.04d. Complete a detailed report of findings to describe research and exploration methodologies, testing results, all archaeological findings and recommendations for resource management.	Owner, other developers	R.A.	Planning Department, ERO; LPAB President	Ongoing implementation as required by measure						Pending Application Submittal	
D.06 UNKNOWN ARCHAEOLOGICAL REMAINS											
D.06. The entire Mission Bay Project Area has at least some sensitivity for the presence of unknown archaeological remains. Prehistoric cultural deposits could be encountered in three identified areas and unknown historical features, artifact caches and debris areas could be located anywhere in the Project Area. Follow procedures for instructing excavation crews, notifying the ERO and President of the LPAB, and developing recovery measures, as described in Measure D.03, above. In addition, in the event that prehistoric archaeological deposits are discovered, consult local Native American organizations. Dialogue with the ERO, LPAB and the archaeological consultant would take place in developing acceptable archaeological testing & excavation procedures, particularly in regard to the disposition of cultural materials and Native American burials.	Owner, other developers	R.A.	Planning Department, ERO; LPAB President	Prior to excavation; ongoing implementation as required by measure	Prior to preparation of the work plan consultant shall consult with ERO and LPAB to develop a testing and excavation procedures.					Pending Application Submittal	
(Condition Major Plan Accordingly to require on individual building sites or potential for single coordinated program for Block)											

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Building Site Permit											
F.02 CONSTRUCTION PM											
F.02. As conditions of construction contracts, require contractors to implement the following mitigation program, based on the instructions in the BAAQMD CEQA Guidelines, at all construction sites within the Project Area:	Owner, other developers		DPW; DBI	Implement through site permit process	1. Add note to construction plans which contain these air quality measures. 2. To be implemented upon initiation of construction. 3. DBI and DPW to monitor implementation success during construction activities.					Pending Application Submittal	
F.02a. Water all active construction areas at least twice a day, or as needed to prevent visible dust plumes from blowing off-site.	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.					Pending Application Submittal	
F.02b. Use tarpaulins or other effective covers for on-site storage piles and for haul trucks that travel on streets.	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.					Pending Application Submittal	
F.02c. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved parking areas and staging areas at construction sites.	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.					Pending Application Submittal	
F.02d. Sweep all paved access routes, parking areas, and staging areas daily (preferably with water sweepers).	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.					Pending Application Submittal	
F.02e. Sweep streets daily (preferably with water sweepers) if visible amounts of soil material are carried onto public streets	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.					Pending Application Submittal	
F.02f. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.					Pending Application Submittal	
F.02g. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.					Pending Application Submittal	
F.02h. Limit traffic speeds on unpaved roads to 15 mph.	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.					Pending Application Submittal	
F.02i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.					Pending Application Submittal	
F.02j. Replant vegetation in disturbed areas as quickly as possible	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.					Pending Application Submittal	
F.02k. Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.					Pending Application Submittal	

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Mitigation Measures	Mitigation Response	SFRA RA	Responsible (Other)	Mitigation Schedule	Implementation Procedures	Is Measure Applicable?	Implementation Status/Verification	RBF Review Date	Approval Date	Implementation	Name Phone/E-mail
Building Site Permit											
F.02l. Install wind breaks, or plant trees / vegetative wind breaks at windward side(s) of construction areas	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.					Pending Application Submittal	
F.02m. Suspend excavation and grading on large construction sites when winds (instantaneous gusts) exceed 25 mph.	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.					Pending Application Submittal	
F.02n. Limit the area subject to excavation, grading and other construction activity at any one time.	Owner, other developers		DPW; DBI	Implement through site permit process	See Mitigation Measure F.02.					Pending Application Submittal	
I.01 BIOHAZARDOUS MATERIALS HANDLING GUIDELINES											
I.01. Require businesses that handle biohazardous materials and do not receive federal funding to certify that they follow the guidelines published by the National Research Council and the United States Department of Health and Human Services Public Health Service, National Institutes of Health, and Centers for Disease Control, as set forth in Biosafety in Microbiological and Biomedical Laboratories, Guidelines for Research Involving Recombinant DNA Molecules (NIH Guidelines), and Guide for the Care and Use of Laboratory Animals, or their successors, as applicable.	Owner, other developers		DPW; DBI	As part of building permit process; provide annual certification thereafter	<ol style="list-style-type: none"> 1. Owner/ other developers to provide evidence of certification to DPW and/or DBI during building permit review. 2. Owner/ other developers to provide evidence of updated certification to DPW and/or DBI on an annual basis. 						
I.02 USE OF HEPA FILTERS											
I.02. Require businesses handling biohazardous materials to certify that they use high efficiency particulate air (HEPA) filters or substantially equivalent devices on all exhaust from Biosafety Level 3 laboratories unless they demonstrate that exhaust from their Biosafety Level 3 laboratories would not pose substantial health or safety hazards to the public or the environment. Require such businesses to certify that they inspect or monitor the filters regularly to ensure proper functioning.	Owner, other developers		DPW; DBI	As part of building permit process; provide annual update certification thereafter	<ol style="list-style-type: none"> 1. Owner/other developers to provide evidence of certification to DPW and/or DBI during building permit review. 2. DBI to inspect buildings to ensure filters and devices have been installed. 3. Owner/other developers to provide evidence of updated certification to DPW on an annual basis. 						
I.03 HANDLING OF BIOHAZARDOUS MATERIALS											
I.03. Require businesses handling biohazardous materials to certify that they do not handle or use biohazardous materials requiring Biosafety Level 4 containment (i.e., dangerous or exotic materials that pose high risks of life-threatening diseases or aerosol-transmitted infections, or unknown risks of transmission) in the Project Area.	Owner, other developers		DPW; DBI	As part of building permit process; provide annual update certification thereafter	<ol style="list-style-type: none"> 1. Owner/other developers to provide evidence of certification to DPW during building permit review. 2. Owner/other developers to provide evidence of updated certification to DPW on an annual basis. 						

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Building Site Permit											
J.01 RISK MANAGEMENT PLAN(S)											
J.01a. RMP Enforcement Provide an enforcement structure for RMPs, to be in place and effective during construction and after project development, including: i. Develop and record a restrictive covenant as an Environmental Restriction and Covenant under California Civil Code Section 1471 that: a. Places limits on future uses in the Project Area consistent with the provisions in the RMP; b. Provides notice to current and future property owners that the RMP contains use restrictions and other requirements and obligates property owners to provide like notice to occupants; and c. Provides notice to current and future property owners that the RWQCB maintains residual regulatory enforcement authority over all portions of the Project Area sufficient to compel enforcement of the entire RMP ii. As part of any future transfer of property title of any portion of the Project Area, require current property owners to provide a copy of the RMP to each of their future transferees.	Owner, Agency, R.A. other developers		RWQCB	As provided in the EIR or in RMPs.	See implementation procedures identified for Mitigation Measure J.01.					Timing of implementation triggered by City Fire Department review of cumulative development.	
J.01b. Pre-Development Include, at a minimum, the following elements in the RMP:	Owner, Agency, R.A. other developers		RWQCB	As provided in the EIR or in RMPs.	See implementation procedures identified for Mitigation Measure J.01.					See Implementation Notes for J.01a.	
J.01b Limit direct access to areas with exposed native soils (defined as soils that exist at the site prior to project approval) and perform inspections to verify that measures taken to limit direct access are maintained. Alternatively, for each location with exposed native soils, provide risk management procedures for those areas. If this alternative is chosen, for each exposed soil location that would remain vacant and undeveloped at the initiation of development, and for each site that becomes vacant and includes exposed native soil, evaluate and document potential health risks to the general public that could occur before site development using the following process: Evaluate sampling results to determine constituents that could pose a risk to the general public. Identify populations who could be exposed to the constituents in soils based on land uses within and adjacent to the Project Area. Exposed populations that would be considered would include adult and child visitors/ trespassers, nearby residents (adults and children), and workers not involved in project construction within and adjacent to the Project Area. Using specific EPA- and DTSC-recommended exposure assumptions, identify the appropriate exposure pathways and assumptions in consultation with the RWQCB. Using the specific exposure assumptions identified above, adopt contaminant-specific interim target levels (ITLs) following regulatory risk assessment guidelines established by DTSC and EPA. Compare ITLs to the range of concentrations detected in exposed native soils to identify areas where ITLs are exceeded. No further action prior to development (other than that required under Article 20 or other applicable regulations) would be required in areas in which ITLs are not exceeded.											

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Building Site Permit											
J.01c. For areas where ITLs are exceeded, identify specific Interim Risk Management (IRM) measures that would reduce potential contamination-related risks to Project Area occupants and visitors during site build-out. Based on the results of the ITL evaluation and need for site controls, general IRM measures could include measures such as: i. Limit Direct Access to Uncovered Native Soil on Undeveloped Portions of the Project Area. To effectively limit access, install fencing or other physical barriers around the identified areas, and post "no trespassing" signs. ii. Hydroseed or Apply Other Vegetative or Other Cover to Uncovered Areas. Hydroseed or apply other vegetative or other cover to the uncovered areas to reduce the potential for windblown dusts to be generated, and to reduce the potential for individuals to have direct contact with the native soils. iii. Include Safety Notices in Leases. Notify tenants of occupied portions of the Project Areas of the potential risks involved with the disturbance of existing cover (asphalt, concrete, vegetation) or exposed native soil. iv. Conduct Periodic Inspections of Open Spaces. Conduct periodic inspections of the Project Area to reduce the illegal occupancy of open areas by transient populations, and to reduce the illegal dumping by unauthorized occupants or off-site populations. Implement additional security measures such as fencing and/or the use of security guards, if inspections show a need. v. Periodic Monitoring. Perform inspections verifying that risk management measures remain effective by identifying disturbances to cover materials that could result in the exposure of underlying native soil and by identifying areas where temporary fencing or other physical barriers might need to be reinstalled. If the inspections identify areas where measures have been rendered ineffective, implement corrective action.	Owner, Agency, R.A. other developers		RWQCB	As provided in the EIR or in RMPs.	See implementation procedures identified for Mitigation Measure J.01.					See Implementati on Notes for J.01a.	
J.01d. Development Include in the RMP, health and safety training and health protection objectives for workers who may directly contact contaminated soil during construction and/or maintenance, including Cal/OSHA worker safety regulations appropriate to the type of construction activity, location, and risk relative to the potential types of hazards associated with contaminated soil or groundwater, and where appropriate, compliance with Title 8, Group 16, requirements.	Owner, Agency, R.A. other developers		RWQCB; DBI; DPW; DPH	As provided in the EIR or in RMPs.	See implementation procedures identified for Mitigation Measure J.01.					See Implementati on Notes for J.01a.	
J.01e. Identify site access controls to be implemented during construction, such as: i. Secure construction site to prevent unauthorized pedestrian/vehicular entry with fencing or other barrier of sufficient height and structural integrity to prevent entry and based upon the degree of control required. ii. Post "no trespassing" signs. iii. Provide on-site meetings with construction workers to inform them about security measures and reporting/ contingency procedures.	Owner, Agency, R.A. other developers		RWQCB; DBI; DPW	As provided in the EIR or in RMPs.	See implementation procedures identified for Mitigation Measure J.01.					See Implementati on Notes for J.01a.	

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Building Site Permit											
J.01f. Identify protocols for managing soil during construction, which will include at a minimum: i. The dust controls found in Measure F.02 in Section VI.F, Mitigation Measures: Air Quality. ii. Standards for imported fill (defined as fill brought onto the site from outside the Project Area) that are protective of human health and the aquatic environment and an identified minimum depth of fill to be required for landscaped areas. iii. A requirement that prior to placement, if native soil in the Project Area is to be used on site in any manner that could result in direct human exposure, characterization of the soil be conducted to confirm that it meets appropriate standards approved by the RWQCB and would be appropriate for the intended use. iv. Protocols for managing stockpiled and excavated soils. v. A program for off-site dust monitoring, consisting of real-time monitoring for PM10 concentrations to demonstrate that the health and safety of all individuals not engaged in construction activities would not be adversely affected by chemicals that could be contained in dust generated by soil-disturbing activities. If monitoring shows dust levels exceeding 250 g/m3, implement additional dust control measures, such as continuous misting of exposed areas with water, until concentrations are reduced below the action level.	Owner, Agency, other developers	R.A.	RWQCB; DBI; DPW	As provided in the EIR or in RMPs.	See implementation procedures identified for Mitigation Measure J.01.					See Implementation on Notes for J.01a.	
J.01g. Identify protocols for managing groundwater, which will include at a minimum: i. Procedures to prevent unacceptable migration of contamination from defined plumes during dewatering, such as monitoring, counter-pumping, or installing sheetpiles down to Bay Mud before dewatering. ii. Procedures for the installation of subsurface pipelines and other utilities, where necessary, to prevent lateral transmission of chemicals in groundwater. Such procedures could include, but would not be limited to, selection of proper backfill materials and thickness and installation of clay plugs or barrier collars.	Owner, Agency, other developers	R.A.	RWQCB; DBI; DPW; DPH	As provided in the EIR or in RMPs.	See implementation procedures identified for Mitigation Measure J.01.					See Implementation on Notes for J.01a.	
J.01h. Include SWPPP requirements and BMPs as described in Mitigation Measure K.1 in Section VI.K, Mitigation Measures: Hydrology and Water Quality.	Owner, Agency, other developers	R.A.	RWQCB; DBI; DPW; DPH	As provided in the EIR or in RMPs.	See implementation procedures identified for Mitigation Measure J.01.					See Implementation on Notes for J.01a.	
J.01i. Include a requirement that construction personnel be trained to recognize potential hazards associated with underground features that could contain hazardous materials, previously unidentified contamination, or buried hazardous debris.	Owner, Agency, other developers	R.A.	RWQCB; DBI; DPW; DPH	As provided in the EIR or in RMPs.	See implementation procedures identified for Mitigation Measure J.01.					See Implementation on Notes for J.01a.	
J.01j. Develop and describe procedures for implementing a contingency plan, including appropriate notification and control procedures, in the event unanticipated subsurface hazards are discovered during construction. Control procedures could include, but would not be limited to, further investigation and removal of USTs or other hazards.	Owner, Agency, other developers	R.A.	RWQCB; DBI; DPW; DPH	As provided in the EIR or in RMPs.	See implementation procedures identified for Mitigation Measure J.01.					See Implementation on Notes for J.01a.	
J.01k. Establish procedures, as necessary, so that construction activities avoid interfering with any RWQCB-required site investigation and remediation in the free product area.	Owner, Agency, other developers	R.A.	RWQCB	As provided in the EIR or in RMPs.	See implementation procedures identified for Mitigation Measure J.01.					See Implementation on Notes for J.01a.	

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Cert. Of Occupancy											
F.03 TOXIC AIR CONTAMINANTS (TACs)											
F.03. Prior to issuing a certificate of occupancy for a facility containing potential toxic air contamination sources, obtain written verification from BAAQMD either that the facility has been issued a permit from BAAQMD, if required by law, or that permit requirements do not apply to the facility.	Owner, other owners		DBI; DPH	Prior to issuance of Certificate of Occupancy for relevant facilities	<ol style="list-style-type: none"> 1. Owner/other owners to obtain and submit written verification from BAAQMD to DBI. 2. DBI reviews BAAQMD verification to ensure that the facility has been issued a permit, or to ensure that permit requirements do not apply to the facility. 3. DBI issues Certificate of Occupancy as long as all applicable conditions are met. 					Pending Application Submittal	
H.01 HEAVY EQUIPMENT STORAGE											
H.01. During the build-out period, store heavy construction equipment in the Project Area during the buildout period that is capable of traveling on damaged roads, clearing debris, and opening access to, and within, the Project Area after a major earthquake.	Owner, other developers	R.A.	Office of Emergency Services (OES)	Include in emergency response plan; update as necessary	<ol style="list-style-type: none"> 1. Owner/other developers to prepare emergency response plan for the Project Area and include Mitigation Measure H.01. 2. OES to review emergency response plan before City issues Certificate of Occupancy. 3. OES to inspect Project Area to ensure compliance with mitigation measure. 4. Agency to ensure review by OES prior to issuing Certificate of Occupancy. 5. OES to require periodic updates of emergency response plan to review and approve. 					Pending Application Submittal	
H.02 EMERGENCY PREPAREDNESS AND EMERGENCY RESPONSE											
H.02. Following build-out, coordinate emergency response plans with the City regarding use of heavy equipment from the City storage yard in the vicinity of the Project Area	Owner, other developers	R.A.	Office of Emergency Services (OES)	Include in emergency response plan; update as necessary	<ol style="list-style-type: none"> 1. Owner/other developers to adhere to mitigation measure during preparation of emergency response plan for Project Area. 2. OES to review completed emergency response plan before City issues Certificate of Occupancy. 3. OES to require periodic updates of emergency response plan to review and approve. 					Pending Application Submittal	

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Cert. Of Occupancy											
J.01 RISK MANAGEMENT PLAN(S)											
J.01n. Prohibit access to native soils for private use. If disturbance of native subsurface soils or groundwater dewatering is planned, carry out these activities in accordance with the elements of the RMP called for in Measures J.01d through J.01k. Following construction or excavation or soil disturbance, restore the cap in accordance with the provisions of the RMP as called for in Measure J.01l.	Owner, Agency, other developers	R.A.	RWQCB; DBI; DPW; DPH	As provided in the EIR or in RMPs.	See implementation procedures identified for Mitigation Measure J.01.					See Implementati on Notes for J.01a.	
J.01o. Prohibit the use of shallow groundwater within the Project Area for domestic, industrial, or irrigation purposes. Permit installation of groundwater wells within the Project Area only for environmental monitoring purposes. Secure and lock environmental wells installed within the Project Area to prevent unauthorized access to the groundwater. In the event the use of shallow groundwater is proposed, perform an assessment of the risks from direct exposure to the groundwater prior to use and obtain RWQCB or other appropriate regulatory agency approval of the results of the assessment and proposed uses.	Owner, Agency, other developers	R.A.	RWQCB; DBI; DPW; DPH	As provided in the EIR or in RMPs.	See implementation procedures identified for Mitigation Measure J.01.					See Implementati on Notes for J.01a.	